

## LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

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for April 26, 2006 PLANNING COMMISSION MEETING

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**P.A.S.:** Comprehensive Plan Conformance No. **CPC06005**

**PROPOSAL:** To review the proposed acquisition of approximately 14.9 acres for use as park and trail land as to conformance with the goals and policies of the 2025 Lincoln/Lancaster County Comprehensive Plan.

**LOCATION:** A portion of Lots 15 and 111, Irregular Tracts, both located in the SW 1/4 of Section 16-9-7, Lancaster County, generally located at S. 56<sup>th</sup> and Pine Lake Road.

**CONCLUSION:** Find this request to be in Conformance with the goals and policies of the 2025 Lincoln/Lancaster County Comprehensive Plan

|                               |   |
|-------------------------------|---|
| <b><u>RECOMMENDATION:</u></b> | Find that the proposed acquisition of parkland is in conformance with the Comprehensive Plan. |
|-------------------------------|---|

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Portions of Irregular Tracts, Lot 15 and Lot 111, both located in the SW 1/4 of Section 16-9-7, Lancaster County, generally located at S. 56<sup>th</sup> and Pine Lake Road.

**EXISTING ZONING:** AGR (Agriculture Residential)  
R-3 (Residential)

**EXISTING LAND USE:** Vacant

### **SURROUNDING LAND USE AND ZONING:**

|        |  |                                       |
|--------|--|---------------------------------------|
| North: | AGR (Agriculture Residential)<br>H-4 (General Commercial District) | Park land                             |
| South: | AGR (Agriculture Residential)<br>R-3 (Residential)                 | Park land,<br>Single Family Residence |
| East:  | AGR (Agriculture Residential)                                      | Railroad Right of Way                 |
| West:  | AGR (Agriculture Residential)<br>R-3 (Residential)                 | Single Family Residence               |

## **HISTORY:**

Woods Park was acquired in 1947 and developed using, in part, Federal Land and Water Conservation Fund program funding. The park has undergone some changes over the years, including the addition of enclosed tennis courts, a swimming pool which has been improved several times, and public art. In 2003 it was determined, through a public process, that the adjacent Lincoln/Lancaster County Health Department would expand into the northwest corner of the park as the most logical direction for growth with the least disturbance to the surrounding neighborhood. This requires that ownership of some of the parkland be transferred to L/LCHD.

The subject property has been in single family use since 1920. It was annexed into the City corporate limits in 1999. In January of 2006 the owners were approached by Parks and Recreation for possible sale of a portion of the property. This property is to be used as a “value-for-value” replacement of the property transferred to L/LCHD. Parks and Recreation intends to develop this area with additional play fields complimenting those existing in Pine Lake Road Park, a future commuter/recreation trail paralleling Beals Slough, and areas managed as native vegetation.

## **COMPREHENSIVE PLAN SPECIFICATIONS:**

The Comprehensive Plan Future Land Use Map shows this area as Green Space.

*Implementation of the Comprehensive Plan needs to respect biological connections that exist today and provide responsive means for maintaining those associations. (F57)*

*Encourage linear connection of green spaces where possible. Efforts should be made to preserve small stream corridors throughout future developments. (F58)*

*Preserve and enhance vegetative buffers along stream corridors to slow the flow of stormwater, filter pollutants, protect the biological health of the stream, and conserve other natural functions of the floodplain. (F80)*

*It is important that the community continue to acquire parkland and conserve open space areas commensurate with expanding development and population growth. (F133)*

*Select sites for community parks that allow for multiple functions, such as storm water management or habitat conservation. (F135)*

*Locate community parks on a collector or arterial street to accommodate automobile access and parking. Park sites shall also be readily accessible by pedestrians and bicyclists from a commuter/recreation trail. (F135)*

*Extend the bicycle and trails system into the new neighborhoods as the city grows. Connections should be made to schools, parks, and other activity areas. (F94)*

*The urban network of trails should connect employment centers, shopping areas, schools, and residential neighborhoods. Trails should be an integral part of the community's green spaces and corridors. (F62)*

*Explore opportunities to combine trails within active rail corridors where linkages are needed, and rail traffic volume is low. (F95)*

*Develop an interconnected system of trails that utilizes drainage channels and greenway corridors when feasible. Trail routes adjoining major streets should only be considered in establishing trail connections over ridgelines between drainage basins. (F95)*

### **ANALYSIS:**

1. Parks and Recreation is currently in the process of transferring one acre of land on the northwest corner of Woods Park to the Lincoln/Lancaster County Health Department for expansion of their facility.
2. Federal Land and Water Conservation Fund program funding requires that any land "converted" from outdoor recreation use be replaced on a "value-for-value" basis. The value of the land at Woods Park has been set at \$319,740.
3. The subject property identified for replacement of the outdoor recreation property at Woods Park has been appraised at a value similar to the Woods Park property. The appraisals have been reviewed and accepted by the Nebraska Game and Parks Commission and the National Park Service.
4. The subject property is located at about S. 56<sup>th</sup> and Pine Lake Road. This property is adjacent to the Pine Lake Road Park (which fronts on Pine Lake Road) on the south, and the 56<sup>th</sup> and London Road Park (which fronts on S. 56<sup>th</sup> St.) on the north, and borders railroad right of way on the east and the Beals Slough channel on the west. This land totals 14.9 acres, 4.7 acres of which are in the Beals Slough floodway, 5.2 acres within that 100 year floodplain, and 5.0 acres outside the floodplain. If combined with the two adjoining parks, the total acreage of parkland would be approximately 47.7 acres.
5. The 2025 Comprehensive Plan identifies floodplains, stream corridors and railroad corridors with low traffic volumes as appropriate sites for trails, greenways, and community parks. It also encourages the multiplication of benefits exhibited in this project's protection of flood conveyance, linkages for wildlife, linear connection of green spaces, and preservation of vegetative buffers.

6. The 2025 Comprehensive Plan shows a commuter/recreation trail through this area. This will serve to connect existing and planned residential developments in this area to the existing pedestrian activity center at 56<sup>th</sup> St. and Highway 2.
7. Public Works and Utilities Development Services and Watershed Management Divisions are in support of this application.

Prepared by:

Sara S. Hartzell, Planner  
441-6372  
[shartzell@lincoln.ne.gov](mailto:shartzell@lincoln.ne.gov)

**DATE:** April 4<sup>th</sup>, 2006

**APPLICANT:**

Lynn Johnson, Director  
Parks and Recreation Department  
2740 A Street  
Lincoln, NE 68502  
402-441-7847

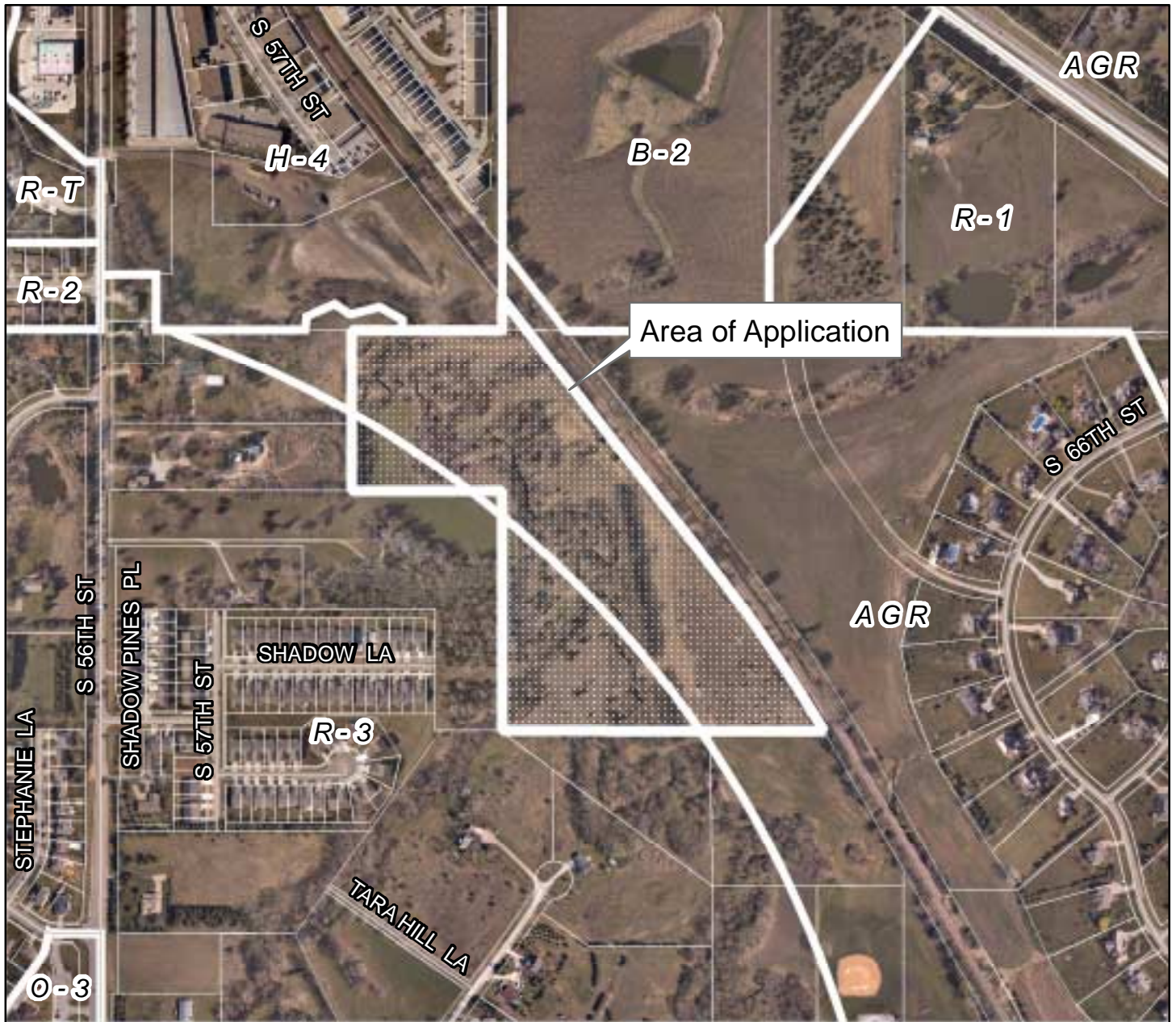
**CONTACT:**

Lynn Johnson, Director  
Parks and Recreation Department  
2740 A Street  
Lincoln, NE 68502  
402-441-7847

**OWNER:**

Robert Hollingsworth, Et. Al.  
6510 S. 56<sup>th</sup> St.  
Lincoln, NE 68516





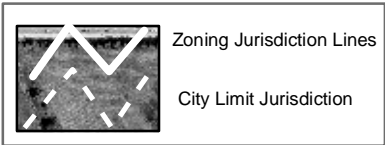
2005 aerial

# **Comp. Plan Conformance #06005** **S 56 St & Pine Lake Rd**

## **Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
 Sec. 16 T9N R7E



# Memorandum

March 17, 2006

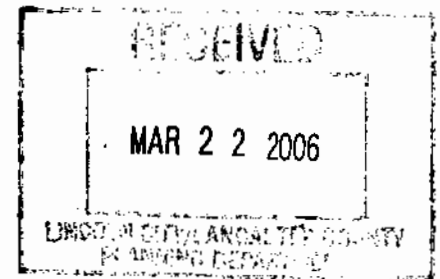
TO: Marvin Krout, Planning

FR: Lynn Johnson, Parks and Recreation



RE: Review of Land Proposed for Acquisition for Consistency with the Comprehensive Plan

Cc: Ray Hill, Planning



The purpose of this memo is to request review by the Planning Commission of acquisition of an area of land located northeast of So. 56<sup>th</sup> Street and Pine Lake Road for consistency with the Comprehensive Plan. The land is located north of Pine Lake Road Park primarily on the east side of Beal Slough. An aerial photograph depicting the subject property is included on Attachment A, and a legal description of the property is included on Attachment B.

## Background

Federal Land and Water Conservation Fund (LWCF) program funding was utilized in developed of Woods park, Located southwest of 33<sup>rd</sup> and 'O' Streets. A provision of acceptance of LWCF funds requires that and land "converted" from outdoor recreation use be replaced on a value-for-value basis. One acre in the northwest corner of Woods Park is being transferred to the Lincoln/Lancaster County Health Department for expansion of the office and clinic facility. This land has a fair market value of \$319,740 as determined by an independent appraiser. We have been working to identify land for acquisition with an aggregate value of at least \$319,740.

## Discussion

The following is a discussion of the aforementioned parcel proposed for acquisition relative to guidance provided within the Lincoln/Lancaster County Comprehensive Plan.

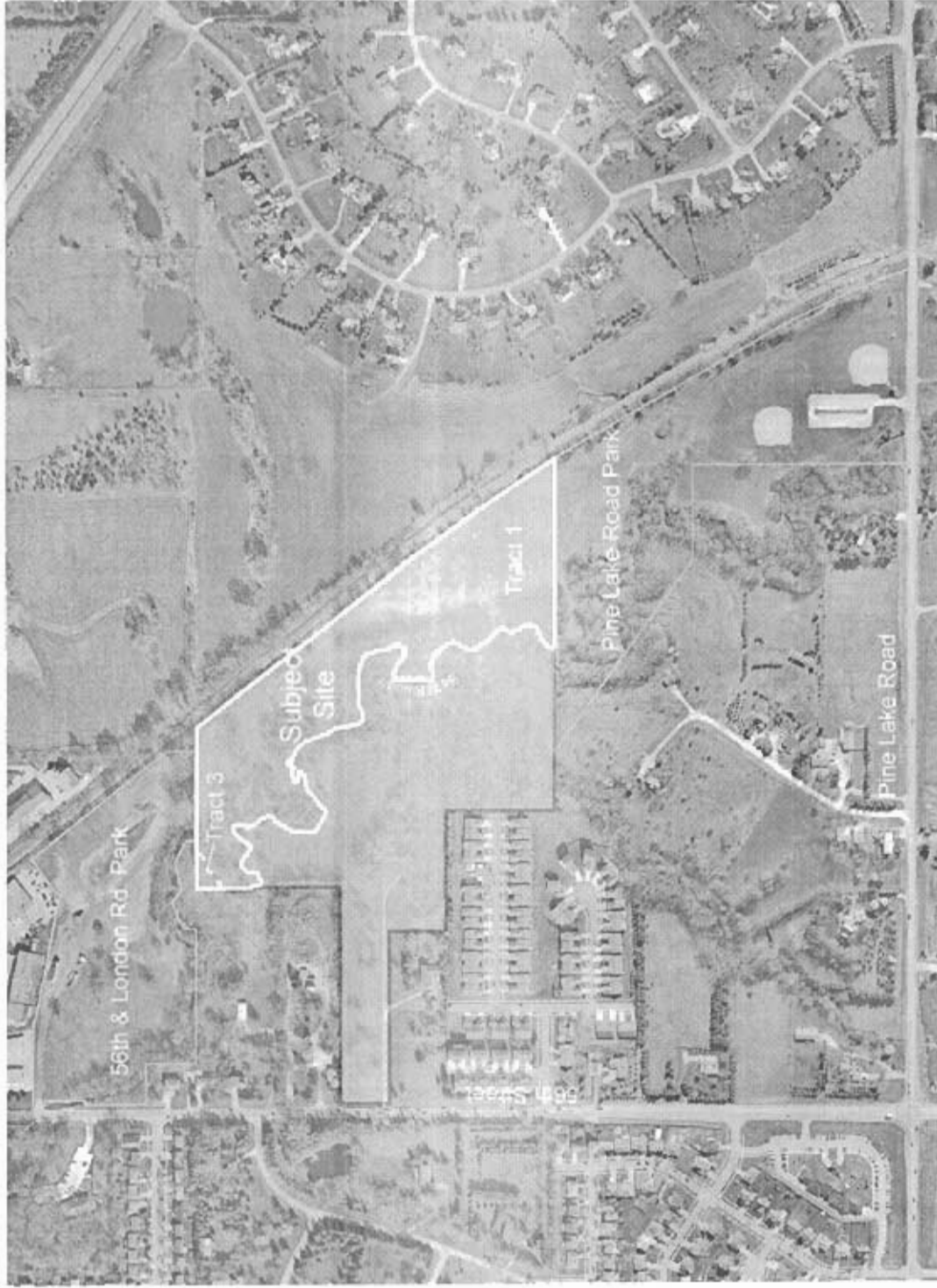
The subject property is approximately 14.9 acres in size. The land is located primarily on the east side of Beal Slough. A small area of about 0.15 acres is located on the west side of Beal Slough. The property is bounded on the south by Pine Lake Road Park, on the east by railroad right-of-way, and on the north by publicly owned parkland at So. 56<sup>th</sup> Street and London Road. Approximately 5.0 acres of the property are above the elevation of the 100-year floodplain, about 5.2 acres are within the floodplain, and about 4.7 acres are within the floodway of Beal Slough. Future anticipated use of the property are additional playfields complimenting those existing in Pine Lake Road Park, a future commuter/recreation trail paralleling Beal Slough, and areas managed as native vegetation.

The subject site is located within an area designated as "Green Space" on the Lincoln/Lancaster County Land Use Plan. The subject site is the location of a future trail along Beal Slough identified on the Trails & Bicycle Facilities Plan within the Comprehensive Plan.

Acquisition of the subject property for parks and open space use is consistent with goals stated within the Comprehensive Plan regarding:

- Integrating the commuter/recreation trail system within greenway linkages (Open Space and Greenway Linkages, page F139)
- Locating community park activity areas along greenway linkages (Community Parks, page F135)
- Locating community park activity areas where they can allow for multiple functions, including storm water management and habitat conservation (Community Parks, page F135)
- Preserving flood-prone areas as natural or open space areas. (Watershed Management Page F79)

Please phone me at 441-2865 with questions. Thank you for your assistance.



## Legend

Park Boundaries

 Hollingsworth Property

 Subject Site Boundary





|                           |  |
|---------------------------|--|
| <b>Project:</b>           | Park Acquisition   |
| <b>Tract:</b>             | 1  |
| <b>Legal Description:</b> | Irregular Tract Lot 15 & Lot 111 SW in Section 16, Township 9 North, Range 7 East of the Sixth Principal Meridian, in Lancaster County, Nebraska |
| <b>Record Owner:</b>      | Hollingsworth, Robert Et Al<br>6510 S. 56 St.<br>Lincoln, NE 68516   |

A portion of Irregular Tract Lot 15 & Lot 111 SW in Section 16, Township 9 North, Range 7 East of the Sixth Principal Meridian, in Lancaster County, Nebraska, more particularly described as follows:

Commencing at the Southwest corner of the NW quarter of Section 16, Township 9 North, Range 7 East of the Sixth Principal Meridian, in Lancaster County, Nebraska thence S 89 deg. 51 min. 18 sec. E a distance of 1020.34 feet to the point of beginning; thence S 89 deg. 51 min. 19 sec. E a distance of 49.02 feet; thence S 89 deg. 51 min. 19 sec. E a distance of 250.00 feet; thence S 89 deg. 51 min. 19 sec. E a distance of 82.64 feet; thence S 38 deg. 00 min. 29 sec. E a distance of 68.15 feet; thence S 38 deg. 00 min. 29 sec. E a distance of 83.24 feet; thence S 38 deg. 00 min. 29 sec. E a distance of 84.55 feet; thence S 38 deg. 00 min. 29 sec. E a distance of 99.05 feet; thence S 38 deg. 00 min. 29 sec. E a distance of 101.50 feet; thence S 38 deg. 00 min. 29 sec. E a distance of 148.02 feet; thence S 38 deg. 00 min. 29 sec. E a distance of 153.66 feet; thence S 38 deg. 00 min. 29 sec. E a distance of 205.96 feet; thence S 37 deg. 38 min. 40 sec. E a distance of 72.48 feet; thence S 36 deg. 52 min. 13 sec. E a distance of 78.86 feet; thence S 36 deg. 04 min. 46 sec. E a distance of 58.76 feet; thence S 35 deg. 36 min. 46 sec. E a distance of 24.10 feet; thence S 35 deg. 24 min. 23 sec. E a distance of 62.67 feet; thence S 34 deg. 34 min. 47 sec. E a distance of 54.12 feet; thence S 34 deg. 15 min. 33 sec. E a distance of 45.20 feet; thence S 33 deg. 54 min. 38 sec. E a distance of 34.44 feet; thence S 33 deg. 26 min. 02 sec. E a distance of 30.19 feet; thence S 33 deg. 09 min. 24 sec. E a distance of 54.26 feet; thence S 32 deg. 29 min. 17 sec. E a distance of 71.17 feet; thence S 31 deg. 49 min. 41 sec. E a distance of 16.95 feet; thence S 31 deg. 43 min. 25 sec. E a distance of 94.14 feet; thence N 89 deg. 56 min. 32 sec. W a distance of 113.39 feet; thence N 89 deg. 56 min. 32 sec. W a distance of 261.55 feet; thence N 89 deg. 57 min. 34 sec. W a distance of 146.82 feet; thence N 89 deg. 57 min. 34 sec. W a distance of 217.97 feet; thence N 58 deg. 16 min. 03 sec. E a distance of 151.45 feet; thence N 08 deg. 15 min. 18 sec. W a distance of 70.95 feet; thence N 01 deg. 28 min. 16 sec. W a distance of 59.04 feet; thence N 33 deg. 23 min. 56 sec. W a distance of 109.99 feet; thence N 05 deg. 29 min. 58 sec. E a distance of 79.73 feet; thence N 36 deg. 33 min. 58 sec. W a distance of 76.01 feet; thence N 77 deg. 05 min. 08 sec. W a distance of 71.03 feet; thence N 16 deg. 01 min. 43 sec. W a distance of 90.15 feet; thence N 21 deg. 10 min. 20 sec. E a distance of 33.83 feet; thence N 78 deg. 02 min. 24 sec. E a distance of 34.31 feet; thence S 66 deg. 03 min. 09 sec. E a distance of 60.13 feet; thence N 69 deg. 55 min. 13 sec. E a distance of 22.21 feet; thence N 00 deg. 27 min. 35 sec. E a distance of 62.33 feet; thence N 23 deg. 14 min. 50 sec. W a distance of 74.74 feet; thence N 75

deg. 57 min. 56 sec. W a distance of 51.63 feet; thence N 75 deg. 57 min. 56 sec. W a distance of 61.64 feet; thence S 82 deg. 46 min. 35 sec. W a distance of 109.23 feet; thence N 53 deg. 18 min. 06 sec. W a distance of 32.37 feet; thence N 16 deg. 00 min. 17 sec. W a distance of 199.26 feet; thence N 51 deg. 25 min. 45 sec. W a distance of 75.48 feet; thence S 89 deg. 06 min. 22 sec. W a distance of 32.05 feet; thence S 27 deg. 28 min. 39 sec. W a distance of 43.01 feet; thence S 64 deg. 59 min. 48 sec. W a distance of 142.03 feet; thence S 77 deg. 18 min. 56 sec. W a distance of 25.55 feet; thence N 72 deg. 18 min. 09 sec. W a distance of 36.85 feet; thence N 04 deg. 33 min. 13 sec. W a distance of 115.33 feet; thence N 28 deg. 10 min. 24 sec. E a distance of 68.97 feet; thence N 26 deg. 34 min. 12 sec. W a distance of 81.92 feet; thence N 09 deg. 58 min. 56 sec. E a distance of 38.22 feet; thence N 19 deg. 04 min. 55 sec. W a distance of 14.00 feet; thence N 87 deg. 48 min. 05 sec. W a distance of 26.47 feet; thence S 37 deg. 03 min. 51 sec. W a distance of 59.94 feet; thence N 86 deg. 58 min. 39 sec. W a distance of 29.04 feet; thence N 70 deg. 21 min. 11 sec. W a distance of 60.51 feet; thence S 21 deg. 13 min. 38 sec. W a distance of 66.03 feet; thence S 46 deg. 36 min. 28 sec. W a distance of 12.60 feet; thence N 79 deg. 35 min. 50 sec. W a distance of 25.35 feet; thence N 06 deg. 27 min. 06 sec. W a distance of 128.60 feet; thence N 55 deg. 14 min. 55 sec. E a distance of 65.89 feet; thence N 32 deg. 06 min. 33 sec. E a distance of 61.26 feet; thence N 85 deg. 09 min. 00 sec. E a distance of 30.12 feet; thence S 68 deg. 04 min. 36 sec. E a distance of 42.23 feet; thence N 52 deg. 46 min. 54 sec. E a distance of 49.66 feet to the point of beginning of the land to be described;

|                           |   |
|---------------------------|---|
| <b>Project:</b>           | Park Acquisition  |
| <b>Tract:</b>             | 3   |
| <b>Legal Description:</b> | Irregular Tract Lots 15 & 93 SW & Lot 111 SW in Section 16, Township 9 North, Range 7 East of the Sixth Principal Meridian, in Lancaster County, Nebraska |
| <b>Record Owner:</b>      | Hollingsworth, Robert Et Al<br>6510 S. 56 St.<br>Lincoln, NE. 68516   |

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Commencing at the Southwest corner of the NW quarter of Section 16, Township 9 North, Range 7 East of the Sixth Principal Meridian, in Lancaster County, Nebraska thence S 89 deg. 51 min. 18 sec. E a distance of 824.89 feet to the point of beginning; thence S 89 deg. 51 min. 19 sec. E a distance of 167.81 feet; thence S 89 deg. 51 min. 18 sec. E a distance of 27.64 feet; thence S 52 deg. 46 min. 54 sec. W a distance of 49.66 feet; thence N 68 deg. 04 min. 36 sec. W a distance of 42.23 feet; thence S 85 deg. 09 min. 00 sec. W a distance of 30.12 feet; thence S 32 deg. 06 min. 33 sec. W a distance of 61.26 feet; thence S 65 deg. 26 min. 30 sec. W a distance of 45.30 feet; thence S 34 deg. 37 min. 38 sec. W a distance of 22.76 feet; thence N 00 deg. 00 min. 30 sec. W a distance of 106.76 feet to the point of beginning of the land to be described;



**Benjamin J Higgins/Notes**  
03/28/2006 03:08 PM

To Sara S Hartzell/Notes@Notes  
cc Chad E Blahak/Notes@Notes  
bcc  
Subject 56th and Pine Lake , CPC06005

Sara

Watershed Management Division is in full agreement with this application. We feel it meets the intent of the Comp Plan in regards to open space and watershed management. Thanks

Ben Higgins  
Watershed Management  
Public Works and Utilities  
City of Lincoln, NE  
(402) 441-7589

# M e m o r a n d u m

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**To:** Sara Hartzell, Planning Department

**From:** Charles W. Baker, Public Works and Utilities

**Subject:** Conformance with the Comprehensive Plan #06005  
Northeast of 56th and Pine Lake Road

**Date:** April 3, 2006

**cc:** Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the request for conformance with the Comprehensive Plan #06005 northeast of 56th and Pine Lake Road, a portion of property on the east side of Beal Slough, north of Pine Lake Park and west of the railroad right-of-way, to integrate the commuter/recreation trail system within green way linkages, additional park activity space including storm water management and preserving flood prone areas as natural or open space. Public Works has no objections.